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3 St. Agnes Avenue, Bristol, BS4 2DU **£530,000**

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- 1930's Terrace Family Home
- Sitting Room
- Modern Kitchen
- Upstairs Bathroom
- Highly Desirable Location
- Three Bedrooms
- Separate Dining Room
- Conservatory
- Pretty Rear Garden
- Energy Rating - C

Located on St Agnes Avenue, a highly desirable residential street in Lower Knowle, a superbly presented family home. Occupying an elevated position and with scope to create a four bedroom home, subject to the necessary local authority consents, this property has so much to offer.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 40 minutes on foot and Temple Meads Station 30 minutes on foot. The area is also well equipped for Schools and local amenities with Victoria Park Primary being a 15 minute walk away and with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

The accommodation is accessed via recently installed bespoke wooden doors and comprises three bedrooms, two of which enjoy lovely rooftop city views towards Ashton Court, a modern white family bathroom, and a light and airy sitting room. The contemporary kitchen has been opened through to the separate dining room, creating a sociable and versatile living space, while the generous conservatory provides an excellent area for entertaining family and friends.

Outside, the beautifully maintained rear garden is mainly laid to lawn with attractive flower and shrub borders, offering ample space for children to play and ideal surroundings for outdoor dining and summer barbecues.

Sitting Room 14'5 into bay x 12'3 max (4.39m into bay x 3.73m max)

Dining Room 12'10 x 10'3 (3.91m x 3.12m)

Kitchen 8'9 x 7'8 (2.67m x 2.34m)

Conservatory 9'11 max x 7'4 max (3.02m max x 2.24m max)

Bedroom One 14'10 into bay x 11 max (4.52m into bay x 3.35m max)

Bedroom Two 12'8 x 11' (3.86m x 3.35m)

Bedroom Three 9'1 x 7'3 (2.77m x 2.21m)

Bathroom 7'3 x 5'6 (2.21m x 1.68m)

Tenure - Freehold

Council Tax Band - C























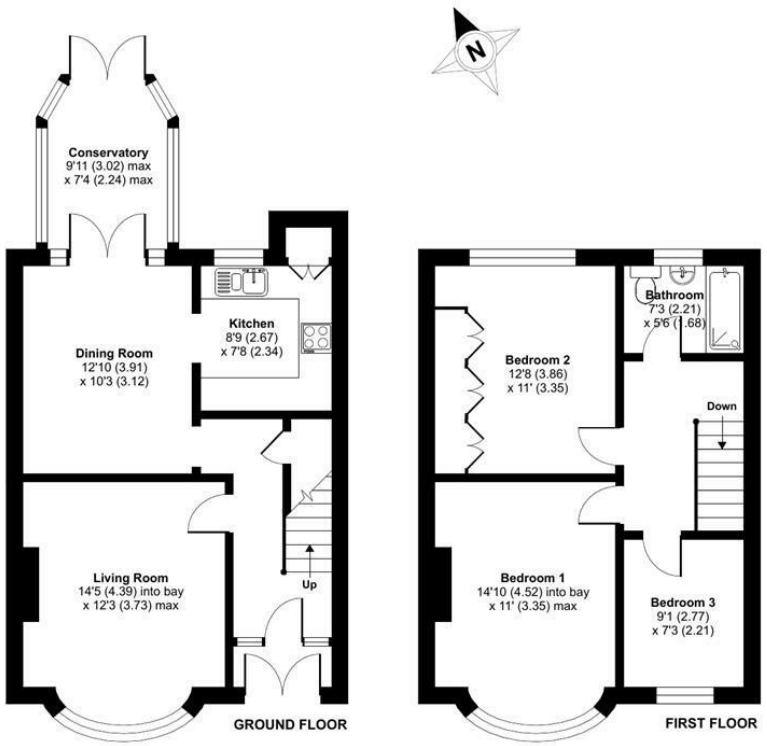
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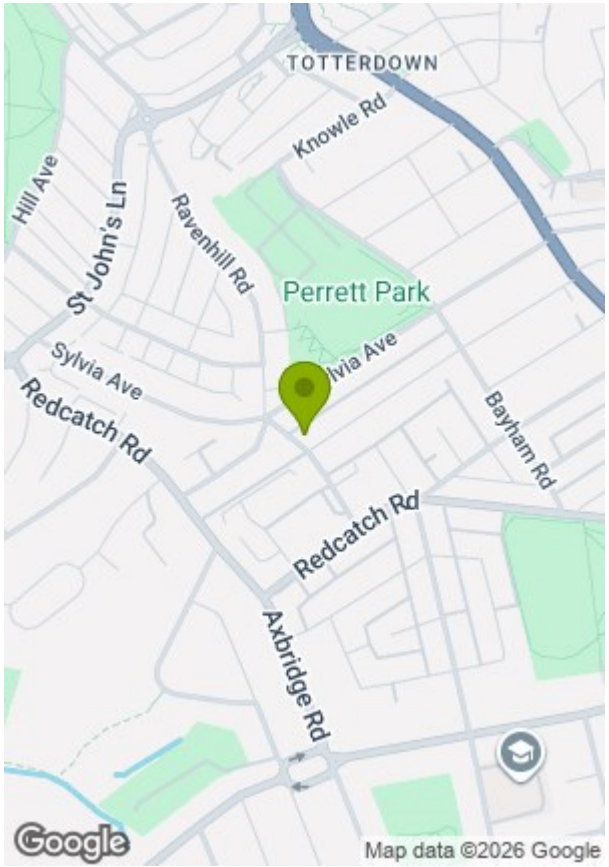
Approximate Area = 1080 sq ft / 100.3 sq m

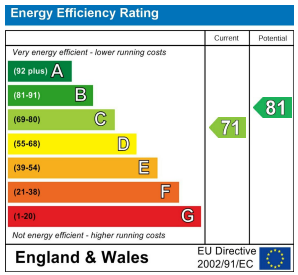
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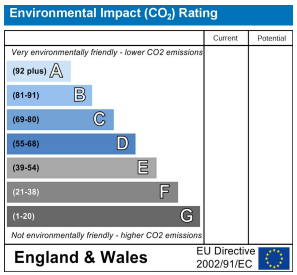


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1448155

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